



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**
11.042

February 17, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

TUJUNGA WASH - PARCEL 604EX
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES
SUPERVISORIAL DISTRICT 3
3 VOTES

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Tujunga Wash, Parcel 604EX (22± square feet), located on the southwest side of Tujunga Wash and adjacent to a single-family residence on Radford Avenue, in the City of Los Angeles, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 604EX to the adjacent property owner, James B. Walsh, for \$1,500.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell a parcel of surplus property along Tujunga Wash to the adjacent property owner, James B. Walsh.

The District acquired the fee title to Parcel 604EX as part of the land needed for the Tujunga Wash project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owner, who requested to purchase this property, is considered to be the logical purchaser.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$1,500 represents the District's minimum sales price. This amount has been paid and deposited in the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the Planning Department of the City of Los Angeles for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

Parcel 604EX is no longer needed for purposes of the District, and the proposed sale will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors
February 17, 2005
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ENVIRONMENTAL DOCUMENTATION

Under CEQA, as specified in Section 15312 of State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, the sale of this property is categorically exempt.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

MQ:in
P6:blTUJUNGA WSH604.doc

Enc.

cc: Auditor-Controller (Accounting Division-Asset Management)
Chief Administrative Office
County Counsel

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Mr. James Walsh
4343 Radford Avenue
Studio City, CA 91604

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
2368-009-Street (Portion)

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to JAMES B. WALSH, a single man, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

TUJUNGA WASH 604EX 11-RW22.1 S.D. 3	M0221013
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KDR:in:qdTUJUNGA WSH604EX.wpd

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

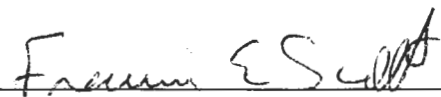
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By 
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division MARTIN J. YOUNG Supervising Title Examiner III By _____
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TUJUNGA WASH 604EX
11-RW 22.1
A.P.N. 2368-009-Street(por.)
T.G. 562(G4)
I.M. 159-157
Third District
M0221013

LEGAL DESCRIPTION

PARCEL NO. 604EX (Quitclaim of a portion of fee):

That portion of that certain 200-foot strip of land within Moorpark Street of variable width, as shown on map of Tract No. 8582, filed in Book 163, pages 31 and 32, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL 604 in a Final Judgment, had in Superior Court Case No. 518236, a certified copy of which is recorded in Book 27530, page 245, of Official Records, in the office of said recorder, within the following described boundaries:

Commencing at the southeasterly corner of Lot 150; thence North 89° 59' 32" West along the southerly line of said lot, a distance of 24.45 feet; thence North 0° 06' 09" West 36.04 feet; thence North 89° 59' 32" West 3.14 feet; thence North 0° 06' 09" West 11.28 feet to a point in the southwesterly boundary of said certain 200-foot strip of land, said point being on a curve concave to the southwest and having a radius of 1475 feet, a radial of said curve to said point bears North 35° 57' 16" East, said last mentioned point also being the TRUE POINT OF BEGINNING; thence continuing North 0° 06' 09" West 5.61 feet; thence North 89° 59' 32" West 7.78 feet to said southwesterly boundary; thence southeasterly along said southwesterly boundary to the true point of beginning.

Containing: 22± square feet

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7-11-02

EXHIBIT A